

**HALIFAX REGIONAL MUNICIPALITY**

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**BEDFORD WATERS ADVISORY COMMITTEE**

**MINUTES**

**MARCH 5, 2001**

**PRESENT:** Bob Kerr, Chair  
Douglas Murray  
Councillor Goucher  
Brian Hoyle  
Betty Tucker  
Lawrence White  
Elaine Loney

**ALSO PRESENT:** Angus Schaffenburg, Planner  
Kevin Conley, Supervisor - Parks Development &  
Mark VanZeumeren, EDM  
Lynne Le Boutillier, Assistant Municipal Clerk

**REGRETS:** Mr. Kevin Dean

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**1.0 CALL TO ORDER**

The meeting was called to order at 7:10 p.m. in the LeBrun Centre, Bedford by Mr. Kerr, Chair.

**2.0 APPROVAL OF AGENDA, ADDITIONS AND DELETIONS**

The agenda was adopted as circulated.

**3.0 APPROVAL OF MINUTES**

The minutes of February 14, 2001 were adopted, as circulated, on motion of Ms. Loney and Mr. Murray.

**4.0 BUSINESS ARISING FROM MINUTES**

**4.01 COMMENTS BY CHAIR ON SANDY LAKE PARK**

**4.1 SANDY LAKE PARK**

The Chair reviewed the Committee's mandate with residents in attendance for the Sandy Lake Park item.

The Chair circulated to those present copies of an outline of how he proposed to proceed with the item.

Mr. Kerr noted that the Committee has been asked to make a recommendation to NWCC regarding Phase I, which relates to the road and parking lot associated with the Sandy Lake Park. The item had been the subject of discussion at the February 14, 2001 meeting. The subject was before the Committee again to allow time for the Sandy Lake Area Residents Association to review information, i.e. a Draft Report dated February 2001 re the Sandy Lake Park Environmental Review prepared by EDM.

Essentially, the Chair was proposing that the meeting deal first with the need for an Environmental Impact Assessment and secondly Phase 1 of the park development. Reference was made to the contributions HRM, the Lions Club and the Province have committed to the Park's development. He noted that the NSDOE and Department of Fisheries and Oceans have reviewed the plans for Phase 1 and they have no problem with the project provided the plans were carried out as stated.

Mr. Kerr understood that the Sandy Lake Area Residents Association desire an Environmental Impact Assessment done of the watershed area for Sandy Lake, a study which would entail a much larger area than the Sandy Lake studies would have dealt with.

**MOVED by Ms. Loney and seconded by Ms. Tucker that BWAC recommend to NWCC that an Environmental Impact Assessment be made of the Sandy Lake Watershed at sometime in the future.**

During debate of the motion, concern was expressed that should this motion be passed, the Sandy Lake Area Residents Association might use it to support delaying the Park's development. The Chair did not feel that passing the motion, as worded, would have any affect on any subsequent motion regarding Phase I.

The floor was opened to comments from those present. Ms. Betsy vanHelvoort, Chair, Sandy Lake Area Residents Association provided copies of a presentation on the Watershed Management Plan and Proposed Sandy Lake Park, Phase 1, dated March 2001, the contents of which she reviewed with the members. Ms. vanHelvoort was encouraged to focus on environmental aspects.

The presentation emphasized that one of their major concerns is the need for a Watershed Management Plan for the Sandy Lake Watershed, which includes Marsh Lake and the Jack Lake lands. It was noted that over the past fourteen (14) years not a great deal of information has been gathered on the watershed and any data used in relation to the proposal would be out of date. Reference was made to the fact that HRM has funded studies of other watersheds such as Morris Lake. The Association was concerned that the piecemeal approach taken with this watershed was not in its best interests. Reference was made to the number of residents who use the lake as a source of water and the recent incident whereby the Lake's water and area wells were contaminated due to a sewer break. Reference was made to the fact that one of the priorities in the MPS was a comprehensive management plan of the watershed prior to development.

Mr. Murray sought assurance that the two motions proposed by the Chair don't hinge on one another. As mover of the motion, Ms. Loney assured the Committee it was not her intention to hinge a recommendation re Phase 1 with the Environment Impact Assessment. The Chair confirmed this.

Reference was made to the three recommendations contained on the last page of the Association's report:

- 1) Immediate in-depth environmental assessment of the Sandy Lake Watershed and development of a comprehensive management plan similar to the Morris Lake Study (May 1998). The plan on the proposed parkland use of Sandy Lake needs to be part of the development plan for Bedford West.
- 2) Phase 1 (proposed road and parking lot) is an integral part of the overall plan. It requires inclusion in a comprehensive Watershed Management Plan. A piecemeal

approach to a natural habitat cannot result in conservation and protection based on the overall impact. The plan must include all aspects of the proposed park.

- 3) The contamination of well water and lake testing is still an outstanding issue. This must be completed prior to any new construction phase.

Ms. Loney, with the agreement of the seconder, Ms. Tucker, indicated to the Committee that she desired to withdraw the motion. Permission was refused by the Chair and the vote called.

When the Chair called for the vote on the motion on the floor, it was DEFEATED.

The Committee then proceeded to deal with formulating a recommendation to be made to NWCC related to Phase I. The Chair reiterated the scope of the project related to the road and parking lot. He noted that all work is to be done above the highwater mark. A contract had been withdrawn related to this work, pending completion of the environmental study.

Ms. vanHelvoort explained to the Committee concerns the Sandy Lake Area Residents Association has related to traffic, the roadway and parking lot. She noted that the proposal calls for a parking lot for 100 cars, which could translate into 450 people visiting the area. She questioned where these people are going to go, especially if only Phase 1 is completed. Other concerns relayed to the members involved:

- C washroom facilities (lack thereof)
- C How the natural habitat will be protected, particularly the nesting area for a pair of loons? They nest along the corridor where the roadway is proposed.
- C Whether the existing wells and septic fields will be affected by the proposal? Rock blasting or rock breaking was a concern to the residents. They felt a preblast survey was important.
- C What provisions will be made to prevent trespassing?
- C signage related to the roadway
- C safety related to the roadway
- C enforcement issues

Mr. Churney, Chair, Sandy Lake Park Committee, Bedford Lions Club noted that the roadway already exists. Phase I just involved upgrading it. Mr. Conley indicated there is only a small rock area associated with the upgrade. A pre-blasting survey would be done. Mr. White noted that such a survey is now required for rock breaking as well.

Mr. Churney also pointed out that only 150' of lake frontage is involved with the completed project, located at the opposite end of the lake from where the homes are located. It was noted that the waterfront area is already in existence. Phase II would involve some

upgrades to the beachfront, including construction of a retaining wall. Mr. Conley indicated that it is hoped to proceed to Phase II as soon as possible. The funds exists to do both phases.

In response to a query regarding the roadway, Mr. Conley indicated it is intended to be permanent with a gravel surface.

Ms. VanHelvoort indicated the Association would prefer a conservation approach be taken versus a mitigation approach.

The Chair suggested the Association members need to meet with HRM staff about their concerns. He felt it would be worthwhile for one of the members of the Association to become a member of BWAC, so concerns can be brought forward.

The Chair read a statement from Mr. Dean regarding the meeting between the Lions Club and Sandy Lake Area Residents Association, which he attended.

Mr. Conley assured those present that it is intended that the waste situation will be dealt with during and after construction and water sampling during construction was planned.

A question was posed to Ms. VanHelvoort regarding whether the Association was against the project. Ms. VanHelvoort indicated that the Association's position is that they believe the Watershed Management Plan is critical. Because the watershed assessment has not been done, they don't have the information needed on how to react to the proposal. While not against the park, they want to ensure conservation and protection of an area which has never been developed. She did not feel all the environmental issues have been addressed in the original document.

Ms. Tucker suggested that perhaps if both parties agreed to a checklist, the Association might have more confidence in the process. Essentially the list provided this evening by the Association could be the basis of such a list.

Mr. White indicated he was not completely satisfied that all the environmental issues had been covered off to maximize protection of the Lake and residents. While he indicated his appreciation of the efforts of the Lions Club and HRM, it appears to be a piecemeal approach. He reflected on his experience with beaches, both private and public, on Kearney Lake. He felt the following required addressing:

- C washrooms have to be included in Phase I.
- C issues associated with the loons, ie. fencing and signage need to part of Phase I
- C all wells should be tested as part of Phase I for flow and quality
- C Water should be tested prior to construction and monthly during construction and

after construction on a permanent basis.

He felt Phase I could proceed provided environmental controls are put in place prior and during Phase I, including water sampling before, during and after and measures are taken for waste removal. He also felt that testing of disposal fields should also be conducted. Ms. VanHelvoort agreed.

**MOVED by Mr. Hoyle and seconded by Ms. Tucker that BWAC recommend approval of Phase I, Sandy Lake Park contingent upon the following:**

- C** water testing of Sandy Lake prior, during and after construction. Water testing to be on a permanent basis during summer months.
- C permanent washroom facilities be constructed
- C pet waste receptacles provided
- C review of the loon nesting area to determine what has to be done to protect, whether by fencing and/or signage, in consultation with area residents
- C wells tested prior to construction for flow and quality
- C survey done of who takes water from the Lake

**MOTION PUT AND PASSED UNANIMOUSLY.**

**4.2 KINGS VIEW ACADEMY - STORMWATER MANAGEMENT PLAN**

At the February 14<sup>th</sup> meeting, the Committee was provided with a memorandum from Andrew Whittemore, Planner regarding this item. Accompanying the memo was a Storm Water Management Plan prepared by Beaini & Associate Engineers. It had been identified at a Public Information Meeting that the culvert system in the area does not function well and concern was expressed that the development might worsen the situation. Measures to direct the storm water away from the culvert system along Hammonds Plains Road were sought.

The item was deferred when it was determined that staff had not advised area residents that the item was coming before BWAC. Area residents were subsequently advised of BWAC's March meeting that Mr. Beaini, the Engineer for the developer would be in attendance.

During discussions with the engineer, the following concerns were identified and suggestions made:

- C Rather than the Oil Interceptor/Catch Basin proposed, 'Stormceptor' technology be used.
- C Concern was expressed by an area resident that stormwater will run towards his

- home. Stormwater had originally flowed to the lake, but when this pathway was blocked, it is now directed to his property via an intermittent stream. Mr. Beaini took note of this and acknowledged it will have to be addressed. He felt it to be a very important point.
- C Mr. Beaini was confident that less storm water will flow from the site after development.
- C Referring to the problems with the culvert, his calculations indicate for its size and runoff, it should be able to handle twice the volume. The problem needs to be looked into. Councillor Goucher concurred that someone needs to look at the culvert system. The development will not add anymore water to the culvert.
- C Need for contour maps and surveyors plot plans.
- C Clarification where water goes. There was a difference of opinion between the engineer and residents. Contour maps would help resolve.
- C As a right, three homes could be developed on this site. The engineer felt the environmental impact would be less from a school development in terms of storm water management.
- C A scientific explanation of how storm water flow would be reduced was requested. Mr. Beaini indicated this was addressed in the report. He was confident that the impact of the building would be better for adjacent residents, with one exception. As noted above, this situation will be reviewed.
- C Rather than photos, it was felt a presentation with overheads would be preferable.
- C Mr. Schaffenburg acknowledged there seems to be some misunderstanding with respect to grades and finished grades and where water will flow when the project is finished. It needs to be demonstrated that it will flow towards the stormceptor. Volume also has to be demonstrated. By showing graphically, it may help clarify the situation.
- C Original drawing of the project should be redone professionally.
- C Concern was expressed that the engineer was engaged by the developer and an independent assessment was needed. Mr. Schaffenburg explained that this is the normal procedure used. As a professional, Mr. Beaini will be asked to certify that the plans are correct.
- C Consideration be given to having a flat roof on the building versus a pitched roof to help in the control of runoff during peak flows, as there is concern expressed about flooding.
- C Catch basins be installed at the driveway entrances and curbs.
- C Even is there is no blasting but rock breaking, a pre-blasting survey is required under the by-laws.

Reflecting on the extensive list of questions posed and the need for additional information, Mr. Murray suggested that the matter be referred to the April meeting for further review.

Mr. Schaffenburg noted that BWAC deals primarily with environmental matters and



concerns regarding, for example traffic should be directed to Andrew Whittemore, the Planner associated with the project, either in writing or verbally.

The Secretary was asked to liaise with Mr. Schaffenburg about the above noted questions.

(Due to the late hour, the balance of the agenda was deferred)

**4.3 LIST OF ONGOING AND NEW PROJECTS**

Deferred.

**4.4 RECOMMENDATIONS FOR MONITORING FRESHWATER QUALITY**

Deferred.

**4.5 ENVIRONMENTAL CHECKLIST/COMPREHENSIVE WATER RESOURCE  
MANAGEMENT POLICY - STAKEHOLDERS GROUP**

Deferred.

**4.6 MEMBERSHIP LIST AND TERMS OF REFERENCE**

Deferred.

**5.0 UPDATE FROM PAPER MILL LAKE ADVISORY COMMITTEE**

Deferred.

**6.0 NEW BUSINESS**

**6.1 JOINT MEETING BETWEEN BWAC AND NWPAC ON THE BEDFORD  
SOUTH-WENTWORTH ESTATES (FORMERLY PRINCE'S LODGE)**

Deferred.

**6.2 PUBLIC MEETING NOTICE - WASTE WATER DISCHARGE BY-LAW**

Deferred.

**7.0 STATUS SHEET**

Deferred.

**8.0 INFORMATION ITEMS**

**8.1 NWPAC APPROVED MINUTES**

Deferred.

**9.0 DATE OF NEXT MEETING**

Wednesday, April 11, 2001.

**10.0 ADJOURNMENT**

The meeting had to adjourn at 9:30 p.m.

Lynne Le Boutillier  
Assistant Municipal Clerk

(May11,2001)

